

PETITION FOR SPECIAL
EXCEPTION for Property
Located on the South Side of
White Marsh Boulevard
(MD Route 43) between
Belair Road (US Route 1)
and Perry Hills Road
14th Election District
6th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* Case No.: 99-280-X

Legal Owner: Harrison
Limited Partnership
Contract Purchaser: Storage
USA

*
*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner of Baltimore County as a
Petition for Special Exception filed by Harrison Limited Partnership and Storage USA,
legal owner and contract purchaser respectively ("Petitioner"), of the subject property
located on the southeast corner of the intersection of White Marsh Boulevard (MD Route
43) and Perry Hills Road in Baltimore County. This property is zoned BM (Business,
Major). The Petitioner has requested approval of a special exception for living quarters
in a commercial building under Section 233.4 of the Baltimore County Zoning
Regulations ("B.C.Z.R.").

At the hearing before the Zoning Commissioner, Robert A. Hoffman, Esquire
appeared as the attorney for the Petitioner. Also appearing on behalf of the Petitioner
were David Thaler and Alan Scoll of D.S. Thaler & Associates, Inc., the civil engineering

ORDER RECEIVED FOR FILING

Date

By

and landscape architect firm who prepared the Plan to Accompany Zoning Petition.

William Bugg, Vice-President of Development of Storage USA, also appeared on behalf of the Petitioner. No others persons attended the hearing.

According to Maryland law, a special exception use is presumed to be valid and is presumed to be consistent with the general welfare. Schultz v. Pritts, 291 Md. 1, 11, 432 A.2d 1319 (1981). Therefore, once a petitioner demonstrates that the proposed use satisfies the specific requirements of the applicable ordinance, namely B.C.Z.R. Section 502.1, the special exception must be granted unless there is strong and substantial evidence that placement of the proposed use in this particular location will have adverse effects above and beyond those commonly associated with that use generally. Id. at 14, 22-23.

At the hearing, William Bugg explained that Storage USA is a publicly-traded company on the New York Stock Exchange, which develops institutional quality self-storage facilities. Storage USA is the second largest developer of such facilities in the United States with approximately 450 properties in 31 states and the District of Columbia. Storage USA prides itself on being a long-term owner of the properties it develops and on being a good neighbor.

Specifically, Storage USA intends to construct a self-storage facility on the site. As Mr. Bugg testified, Storage USA's facilities are designed with state-of-the-art security and monitoring systems, including individually-alarmed units with video surveillance. Storage USA seeks to have a manager for both security and maintenance purposes.

Storage USA, therefore, proposes to construct living quarters on site to be occupied by a site manager. As Mr. Bugg explained, all Storage USA sites are constructed with an area for living quarters. The living quarters in this case are proposed to be located above the office space and will consist of a 1500 square foot, two bedroom apartment. Mr. Bugg testified that having a manager on site at all times ensures the security of its site for its customers and neighborhood in general.

Next, David Thaler and Alan Scoll presented the site plan, which was marked and accepted as Petitioner's Exhibit 1. Mr. Thaler and Mr. Scoll then testified regarding the requirements of B.C.Z.R. Section 502.1. They testified that the proposed use would not have any adverse impact on the health, safety, and general welfare of the surrounding neighborhood. In fact, the proposed use would actually have a positive impact on the safety and general welfare of the community. Having the site occupied around the clock will create a more secure environment. It is expected that a manager residing on site will reduce crime and will ensure the proper upkeep of the facility.

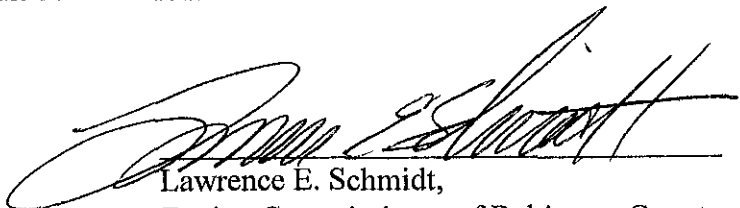
Mr. Thaler and Mr. Scoll further testified regarding the other requirements of B.C.Z.R. Section 502.1. They testified that having living quarters on the site will not create any congestion in the roads. The use will not create a potential hazard from fire, panic, or other dangers, and, in fact, will reduce any risk by ensuring that a more prompt response in the event of any such danger. The use will not overcrowd the land or cause an undue concentration of population. The use will not interfere with adequate provisions for schools, parks, etc. The use will not be inconsistent with the purpose of the property's

zoning classification or the spirit and intent of the Zoning Regulations. Nor will the use be inconsistent with the impermeable surface and vegetative retention provisions of the Zoning Regulations. From the testimony presented, I find the requirements of B.C.Z.R. Section 502.1 to have been met by the Petitioner, and I will grant the Petition for Special Exception.

Pursuant to the advertising, posting of the property, and public hearing on this Petition, and for the reasons set forth above, the requested special exception will be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of February, 1999, that the Petition for Special Exception for living quarters in a commercial building under Section 233.4 of the Baltimore County Zoning Regulations is hereby GRANTED, subject to the following restriction:

1. The Petitioner may apply for building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


Lawrence E. Schmidt,
Zoning Commissioner of Baltimore County



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

SE corner of Perry Hills Road &
for the property located at White Marsh Blvd. (MD Route 43)

which is presently zoned BM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A caretakers residence for a self-storage facility

Living Quarters in
a Commercial Building
per WCR 1/27/89

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Storage USA
Robert C. Bartolo, Officer
Name - Type or Print
Signature
10440 Little Patuxent Parkway 410-730-8483
Address Telephone No.
Columbia MD 21044
City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print
Signature
Venable, Baetjer & Howard
Company
210 Allegheny Ave. 410-494-6200
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

Harrison Limited Partnership
Lawrence M. Macks
Name - Type or Print By: Owings Run Apts., Inc. G.P.
V.P.
Signature
Name - Type or Print
Signature
4750 Owings Mills Blvd. 410-581-5800
Address Telephone No.
Baltimore MD 21117
City State Zip Code

Representative to be Contacted:

D.S. Thaler & Assoc., Inc.
Stacey A. McArthur
Name (H) 410-788-6737
7115 Ambassador Road (W) 410-944-3647
Address Telephone No.
Baltimore MD 21244-7428
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By SK Date 1/26/89

Case No. 99-280-X

REV 09/15/98

STORAGE USA

(Property Description for Zoning Purposes Only)

Beginning at a point located along the eastern right-of-way of Perry Hills road, approximately 145 feet south of the intersection of Perry Hills Road and the center of White Marsh Boulevard (Maryland State Route 43), thence running the following fourteen (14) courses and distances.

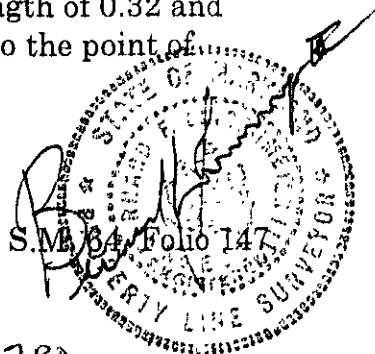
1. North 59°53'48" East 31.86 feet, more or less, to a point; thence,
2. South 81°13'20" East 86.45 feet, more or less, to a point; thence,
3. South 68°28'42" East 261.06 feet, more or less, to a point; thence,
4. South 55°07'07" East 80.98 feet, more or less, to a point; thence,
5. South 38°40'42" West 389.10 feet, more or less, to a point; thence,
6. South 38°40'42" West 99.77 feet, more or less, to a point; thence,
7. North 74°31'34" West 530.96 feet, more or less, to a point; thence,
8. North 15°28'26" East 91.70 feet, more or less, to a point; thence,
9. South 74°31'34" East 109.10 feet, more or less, to a point; thence,
10. North 15°28'26" East 73.88 feet, more or less, to a point; thence,
11. A line curving to the left with radius of 50.00 feet, a length of 78.23 feet, more or less, and chord bearing North 83°56'49" East to 70.49 feet, more or less, to a point; thence,
12. A line curving to the right with a radius of 50 feet, a length of 37.36 feet and a chord bearing South 37°14'49" West 36.50 feet, more or less, to a point; thence,
13. A line curving to the left with a radius of 410.00, a length of 249.65 and a chord bearing North 41°12'47" East 245.81 feet, more or less, to a point; thence,
14. A line curving to the left with a radius of 260.00 feet and a length of 0.32 and a chord bearing North 23°44'03" East 0.32 feet, more or less, to the point of beginning.

Containing 5.28 acres of land, more or less.

Also known as Lot #2 of "Perry Hills", recorded in Plat Record S.M. 84, Folio 147, located in the 14th Election District.

99.280-X

#280



CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-280-X
S/S White Marsh Boulevard (MD Route 43) between Belair Road (US Route 1) and Perry Hill Road
14th Election District
6th Councilmanic District
Legal Owner(s): Harrison Limited Partnership
Contract Purchaser: Storage USA
Special Exception: for living quarters in a commercial building.
Hearing: Friday, February 26, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

C289689

TOWSON, MD., 2/11, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/11, 1999.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063076

DATE 1/26/99 ACCOUNT 001-6150
AMOUNT \$ 300.00

RECEIVED FROM: Storage USA

FOR: code 050 Special Exception

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 280

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063025

DATE 2/5/99 ACCOUNT 001-6150
AMOUNT \$ 100.00 (WCR)

RECEIVED FROM: Storage USA

FOR: REVISED PLATS #99-280-X

Drop-Off

No Review

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTUAL TIME
1/27/1999 1/26/1999 15:25:30
REG MS02 CASHIER JRIC JMR DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 078199 OFLN
CR NO. 063076

300.00 CHECK
Baltimore County, Maryland

99-280-X

PAID RECEIPT

PROCESS ACTUAL TIME
2/08/1999 2/05/1999 15:21:27
REG MS03 CASHIER PWES PEW DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 074315 OFLN
CR NO. 063025

100.00 CHECK
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: CASE # 99-280-X
PETITIONER/DEVELOPER:
(Storage USA)
DATE OF Hearing
(Feb. 26, 1999)

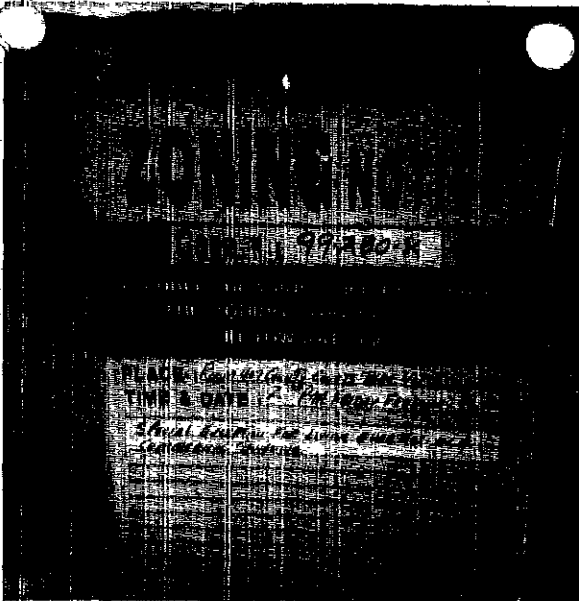
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
White Marsh Blvd (Rt 43) & Belair Rd. (Rt 1) Baltimore, Maryland 21236

The sign(s) were posted on 2-11-99
(Month, Day, Year)



Sincerely,


(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ (410)-687-8405 ____
(Telephone Number)

ROUTE 1

RE: PETITION FOR SPECIAL EXCEPTION
White Marsh Boulevard and Perry Hills Road, S/S
White Marsh Blvd., between Belair Rd and Perry
Hills Rd, 14th Election District, 6th Councilmanic

Legal Owners: Harrison L.P./Owings Run Apts, Inc.
Contract Purchaser: Storage USA

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-280-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 27, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-280-X

S/S White Marsh Boulevard (MD Route 43) between Belair Road (US Route 1) and Perry Hill Road

14th Election District – 6th Councilmanic District

Legal Owner: Harrison Limited Partnership

Contract Purchaser: Storage USA

Special Exception for living quarters in a commercial building.

HEARING: Friday, February 26, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Robert A. Hoffman, Esquire
Harrison Limited Partnership
Storage USA
D.S. Thaler & Associates, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 11, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
February 11, 1999 Issue – Jeffersonian

Please forward billing to:

Storage USA 410-730-9500
c/o R.C. Bartolo
10440 Little Patuxent Parkway
Columbia, MD 21044

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-280-X

S/S White Marsh Boulevard (MD Route 43) between Belair Road (US Route 1) and Perry Hill Road

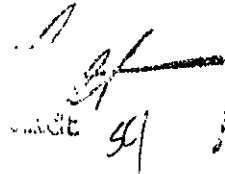
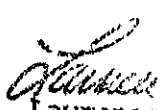
14th Election District – 6th Councilmanic District

Legal Owner: Harrison Limited Partnership

Contract Purchaser: Storage USA

Special Exception for living quarters in a commercial building.

HEARING: Friday, February 26, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-280-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: ~~A Special Exception for a caretaker's
residence for a self-storage facility.~~

**SPECIAL EXCEPTION FOR LIVING
QUARTERS IN A COMMERCIAL BUILDING.**

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

**SIGN WORDING CHANGED
PER WCR 1/27/99**

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-280-X

Petitioner: Lawrence M. Macks

Address or Location: 4750 Owings Mills Blvd
Baltimore Md, 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Storage USA c/o R.C. Bartolo

Address: 10440 Little Patuxent Parkway
Columbia, Md 21044

Telephone Number: (410) 730-9500

Revised 2/20/98 - SCJ

#280



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 18, 1999

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 280
Case No.: 99-280-X
Location: SEC Perry Hills Road
and White Marsh Boulevard

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 26, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 2/10/99

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: Feb. 8, 99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 278
279
280
281
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98-467 SP HA

HS
2/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February 18, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Storage USA

INFORMATION:

Item Number: 280

Petitioner: Storage USA

Zoning: BM

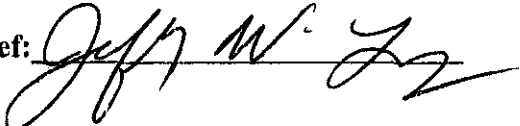
Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided and analysis conducted, the staff supports the applicant's requested special exception for a caretakers residence for a self-storage facility; however, the following restriction is recommended for the entire facility:

The building lighting indicated as wallpacks may not be appropriate unless they are designed as sharp cut-off fixtures. Submit a plan, with the locations and details of the proposed lighting and a computerized lighting design with point-by-point calculations that conforms with the *Illumination Engineering Society* (IES) standards, for review and approval by Avery Harden in conjunction with the Final Landscape Plan.

Section Chief:



AFK/JL:

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 17, 1999

FROM: *[Handwritten signature]* Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 16, 1999
 Item Nos. 278, 280, 281, 282, 285,
 288

AND

Revised Variance Petitions & Plats for
Case #98-467-SPHA (7601 Osler Drive)

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0216.NOC

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 23, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 22, 1999
 Items Nos. 291, 292, 293, 294, 295, 296,
 300, 301, 303 and Case No. 99-280-X

 The Bureau of Developer's Plans Review has reviewed the subject
zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZONE0222.NOC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: HARRISON LIMITED PTNSP. 280
CLARENCE AND FRANCES WROBLEWSKI 283
NNAMDI IWUOHA 287
MARS STORES, INC. 289

Location: DISTRIBUTION MEETING OF February 8, 1999

Item No.: 280, 283, 287, 289 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 2.5.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 280 TBZ

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

La Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.17.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 99-280-X
(STONOR J.S.A.)

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 43 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for P. J. Lenhart
Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITIONER(S) SIGN-IN SHEET

ADDRESS

210 Allegheny 21204

Storage USA 165 MADISON AVE., STC 1506
MEMPHIS, TN 38103

D.S. THALER : ASSOC. P.O. BOX
47428

7115 AMBASSADOR RD

BALTO, MD. 21244





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 3, 1999

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Drop-Off Revision Review, Case Number 99-280-X, Storage USA

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Bruno Rudaitis".

Bruno Rudaitis
Planner II
Zoning Review

BR:scj

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



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D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD

P.O. BOX 47428

BALTIMORE, MD 21244-7428

(410) 944-ENGR (410) 944-3647 FAX (410) 944-3684

TO: BALTIMORE COUNTY MARYLAND

111 WEST CHESAPEAKE AVE.

TOWSON, MARYLAND 21204

ZONING

ATTN: GWYNN

DATE: 2/5/99

RE: STORAGE USA

PDM/DRC #

XIV-316

DST&A PN#

01049H

- ☒ We are submitting
- ☐ We are forwarding
- ☐ We are returning
- ☐ We request

- ☒ Herewith
- ☐ Regular U.S. Mail
- ☐ Hand Delivered
- ☐ Federal Express/Courier Service

NO.	DESCRIPTION
12	PLATS
DROP OFF NO REVIEW 2/5/99	

Remarks: SUBSTITUTION FOR PLATS CASE 99-280-X

- ☐ In accordance with your request
- ☐ For your review
- ☒ For processing
- ☐ Plans reviewed and accepted
- ☐ Plans reviewed and accepted as noted
- ☐ For revision by you

- ☒ For your use
- ☐ Please call when ready
- ☐ Please return to this office
- ☐ Approval requested
- ☐ Conference requested at your convenience

For further information, please contact the writer at this office

Enclosure



cc: file



ROB HOFFMAN

cc: Client



BOB BARTOLO

Sincerely yours,

Stacey A. McArthur
STACEY A. MCARTHUR, R.L.A.

Received 2/5/99 *Stephane*

